

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for October 11, 2006 PLANNING COMMISSION MEETING

**PROJECT#:** Comprehensive Plan Conformance #06013

**PROPOSAL:** Review the NW Corridors Redevelopment Plan to determine conformity with the *Lincoln and Lancaster County 2025 Comprehensive Plan*.

**CONCLUSION:** The proposed plan will support redevelopment and economic development projects in this area and is in conformance with the Comprehensive Plan.

<b><u>RECOMMENDATION:</u></b>	Find that Redevelopment Plan is in conformance with the Comprehensive Plan.
-------------------------------	---

### **GENERAL INFORMATION:**

**LOCATION:** An area generally along Sun Valley Boulevard from West O Street to Cornhusker Highway, along Cornhusker Highway from I-180 to N. W. 12<sup>th</sup> Street, along N. W. 12<sup>th</sup> Street from Cornhusker Highway to Highlands Boulevard, Highlands Boulevard from N. W. 12<sup>th</sup> Street to N. W. 1<sup>st</sup> Street, and West Superior Street from N. W. 1<sup>st</sup> to I-180.

**PURPOSE:** Nebraska Community Development Law, NEB REV STAT § 18-2112 requires the Planning Commission to review a redevelopment plan as to its conformity with the Comprehensive Plan. A recommendation of the Planning Commission is required to be provided to the City Council.

**EXISTING ZONING:**

AG	Agricultural District
P	Public
O-3	Office Park
I-1	Industrial District
I-2	Industrial Park
H-3	Highway Commercial District
R-2, R-3, R-4	Residential

**EXISTING LAND USE:** Mix of commercial and industrial uses, Oak Lake Park, College Park apartments, a few residential uses with significant vacant areas.

**HISTORY:** As required by the Nebraska Community Redevelopment Act, the City commissioned a Blight and Substandard Determination Study which was approved by the City Council on October 24, 2005.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

*“Maximize the community’s present infrastructure investment by planning for residential and commercial development in areas with available capacity.” (P. F17)*

*“Preserve and enhance entryway corridors into Lincoln and Capitol View Corridors.” (P. F19)*

*“Guiding Principles for Existing Commercial Centers:*

*Encourage renovation and reuse of existing commercial centers. Infill commercial development should be compatible with the character of the area and pedestrian oriented.*

*Maintain and encourage retail establishments and businesses that are convenient to, and serve, neighborhood residents, yet are compatible with, but not intrusive upon residential neighborhoods.*

*Expansion of existing commercial and industrial uses should not encroach on existing neighborhoods and must be screened from residential areas.*

*Encourage mixed use commercial centers, including residential uses on upper floors and at the rear of commercial buildings.*

*Encourage efforts to find new uses for abandoned, under utilized or “brownfield” sites that are contaminated.” (P. F49)*

*“Public property, especially publically owned historic property, is a community trust and should be maintained, preserved, and utilized in an exemplary fashion. Most historic property is and should be privately maintained.” (P. F 141)*

**ANALYSIS:**

1. This is a request to review the NW Corridors Redevelopment Plan for a determination of conformity with the Lincoln and Lancaster County 2025 Comprehensive Plan.
2. The Plan describes in general terms the guiding principles and general activities for the redevelopment of the NW Corridors redevelopment area. Most of the guiding principles for redevelopment are directly quoted from the Comprehensive Plan, including that commercial and industrial districts should be within the Lincoln city limits or incorporated communities, outside of saline wetlands, provided with urban services

and compatible with residential uses (see page 17 - 18 of the Redevelopment Plan).

3. The NW Corridors Blight Study conducted a detailed exterior structural survey of 222 structures. A field study of exterior building conditions found that 44 or 20% of the structures were deteriorating or dilapidated. The field survey found that 15 of the 86 commercial/industrial structures were deteriorating or dilapidated.
4. The Redevelopment Area comprises 1,241 acres. Approximately 30% of the land is vacant, 19% is in right-of-way, 19% in industrial use, 18% is in parks and recreation uses, 9% is commercial, and 1.5% is residential and 3.5% is in other uses..
5. The NW Corridors Redevelopment Plan anticipates using public and private funding sources, including Tax Increment Financing (TIF) from private development in the project area to pay for public infrastructure and improvements such as utilities, streets, and pedestrian facilities.
6. Commercial and industrial projects are identified in the Redevelopment Plan beginning on page 23. Over time additional activities may be added. The following projects are specifically identified as activities in the Redevelopment Plan:
  - 6.1 Support commercial redevelopment of a dilapidated hotel south of I-80, west of N. W. 12<sup>th</sup> Street.
  - 6.2 Support commercial/ industrial development northwest of N. W. 12<sup>th</sup> and Highlands Blvd. adjacent to the Highlands Golf Course on land zoned O-3.
  - 6.3 Support commercial/ industrial development in the University of Nebraska Technology Park zoned O-3 with a use permit for technology transfer.
7. The Comprehensive Plan recommends that redevelopment projects be reviewed by the City of Lincoln Urban Design Committee. The Committee is charged with advising the Mayor, City Council, Planning Commission, city boards, and city departments on the design of city buildings and other public projects, major public/private developments, and any private projects constructed on city right of way or other city property ( page F 129, Comprehensive Plan).
8. City staff is also preparing a policy statement on the use of TIF financing in suburban fringe and economic development areas. This area includes a mix of older areas, such as Cornhusker Highway/ West Lincoln and new areas such as the University of Nebraska Technology Park in the Highlands. The policy statement proposes that TIF funds for internal site improvements, reimbursement of impact fees and other subsidies to individual properties in suburban areas be directed to **“primary”** employers and not to local serving businesses or residential development.

Prepared by:

---

Stephen Henrichsen, AICP [shenrichsen@lincoln.ne.gov](mailto:shenrichsen@lincoln.ne.gov)  
Planning Department, (402) 441-6374

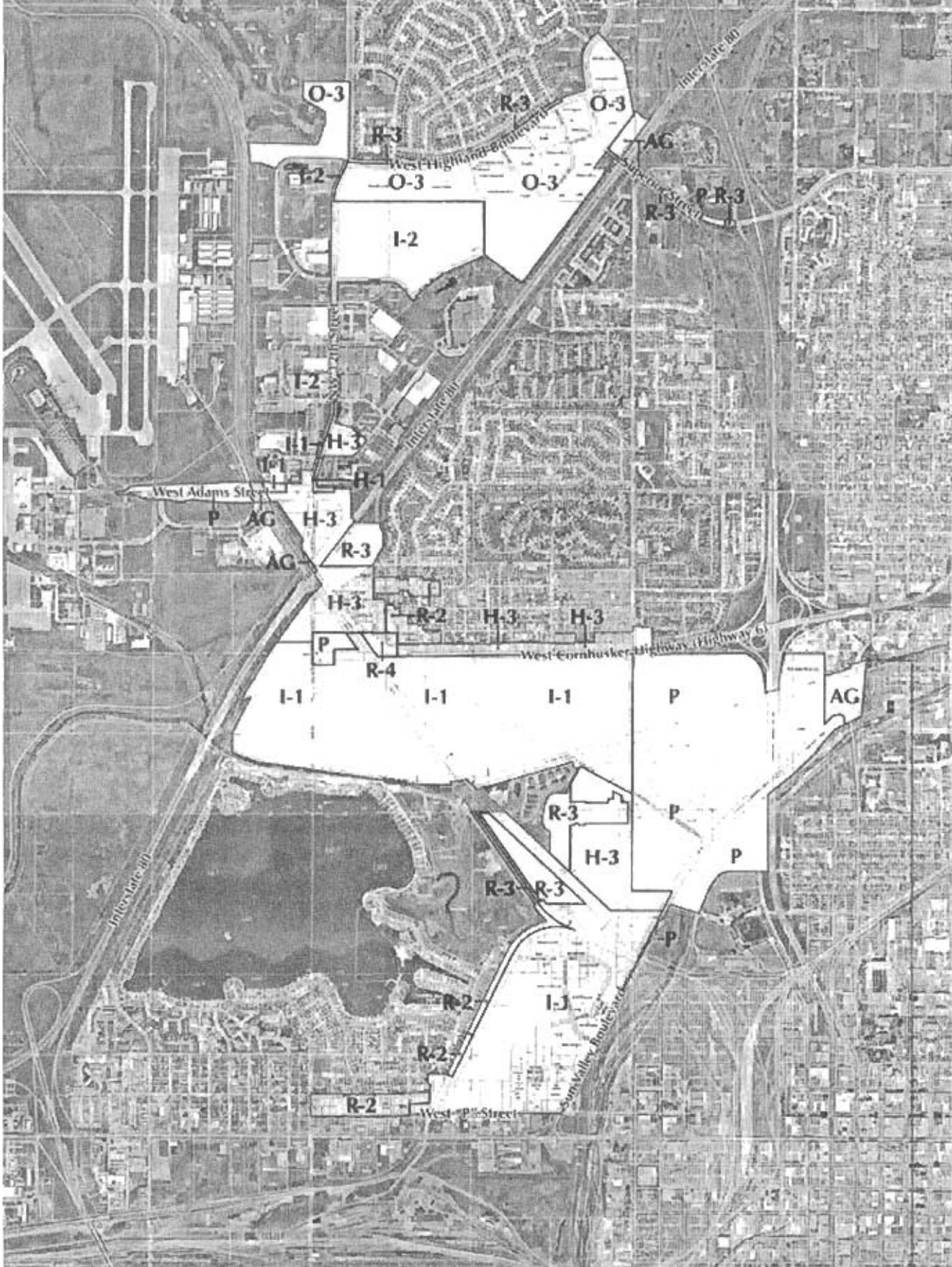
**Date:** October 2, 2006

**APPLICANT:** Marc Wullschleger, Director  
Urban Development Department  
129 N. 10<sup>th</sup> Street  
Lincoln, NE 68508

**CONTACT:** Wynn Hjermstad  
Urban Development Department  
129 N. 10<sup>th</sup> Street  
Lincoln, NE 68508  
(402) 441-8211

# Existing Zoning Map

Northwest Corridor Blight/Substandard Study  
Lincoln, Nebraska





CITY OF LINCOLN  
NEBRASKA

MAYOR COLEEN J. SENG

[lincoln.ne.gov](http://lincoln.ne.gov)

Urban Development Department  
Marc Wullschleger, Director  
Haymarket Square  
808 "P" Street  
Suite 400  
Lincoln, Nebraska 68508  
402-441-7606  
fax: 402-441-8711

September 14, 2006

Marvin Krout, Director  
City of Lincoln-Lancaster County Planning Department  
555 S. 10<sup>th</sup>  
Lincoln, NE 68508

Dear Marvin:

Enclosed is the Northwest Corridors Redevelopment Plan. The Plan was completed in September by the Urban Development Department following completion of the *Northwest Corridors Redevelopment Area, Lincoln, Nebraska, blight and Substandard Determination Study*. That study is scheduled for public hearing before the Planning Commission on September 27, 2006.

Please forward the Plan to the Planning Commission for their earliest consideration. My understanding is that the Plan should be on the October 11, 2006 agenda.

If you have questions or need additional information, please contact contact me at 441-7606 or at [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov). Thank you.

Sincerely,

Wynn S. Hjermstad, AICP  
Community Development Manager

cc: Marc Wullschleger, Urban Development  
Darl Naumann, Mayor's Office